150.0	0002	0004.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	970,500	/	970,500
USE VALUE:	970,500	/	970,500
ASSESSED:	970,500	/	970,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		FOUNTAIN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MASCI JOHN G/SHEILA A
Owner 2:	
Owner 3:	
Street 1:	28 FOUNTAIN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MASCI JOHN G--ETAL -
Owner 2:	MCELROY SHEILA A -
Street 1:	28 FOUNTAIN RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .105 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1951, having primarily Clapboard Exterior and 2472 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4590.000	523,200	1,100	446,200	970,500
Total Card	0.105	523,200	1,100	446,200	970,500
Total Parcel	0.105	523,200	1,100	446,200	970,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 392.56 /Parcel: 392.56

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 98753
GIS Ref:
GIS Ref:
Insp Date: 04/14/18

!11711!

PREVIOUS ASSESSMENT

Parcel ID: 150.0-0002-0004.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	523,200	1100	4,590.	446,200	970,500		Year end	12/23/2021
2021	101	FV	507,200	1100	4,590.	446,200	954,500		Year End Roll	12/10/2020
2020	101	FV	507,200	1100	4,590.	446,200	954,500	954,500	Year End Roll	12/18/2019
2019	101	FV	386,100	1200	4,590.	418,300	805,600	805,600	Year End Roll	1/3/2019
2018	101	FV	385,200	1200	4,590.	345,800	732,200	732,200	Year End Roll	12/20/2017
2017	101	FV	385,200	1200	4,590.	317,900	704,300	704,300	Year End Roll	1/3/2017
2016	101	FV	385,200	1200	4,590.	290,000	676,400	676,400	Year End	1/4/2016
2015	101	FV	369,700	1200	4,590.	284,400	655,300	655,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:58:27

LAST REV

Date	Time
05/09/18	13:33:49

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11711

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MASCI JOHN G--E	36239-281		9/5/2002	Family	1	No	No		
HANNAFORD DOROT	21982-93		4/28/1992		159,000	No	No		Y

USER DEFINED

Prior Id # 1:	98753
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/4/2003	687	Addition	80,000	C		G6	GR FY06	17X17, 2 STY OFF R
11/6/1997	694		54,000					ADD 2ND STORY

ACTIVITY INFORMATION

Date	Result	By	Name
4/14/2018	Meas/Inspect	HS	Hanne S
12/19/2008	Meas/Inspect	163	PATRIOT
6/30/2005	Permit Visit	BR	B Rossignol
12/7/1999	Mailer Sent		
11/22/1999	Measured	268	PATRIOT
7/30/1998		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4590		Sq. Ft.	Site		0	80.	1.22	9									446,159						446,200	

Total AC/HA:	0.10537	Total SF/SM:	4590	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	446,159	Spl Credit		Total:	446,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.12554348
Const Adj.:	0.99495000
Adj $ / SQ:	145.582
Other Features:	99567
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	548462
Depreciation:	25229
Depreciated Total:	523233

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

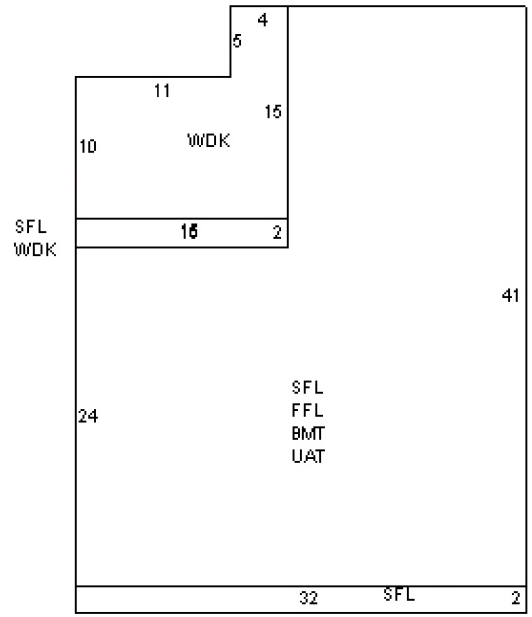
REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	160.14
Special Features:	0	Val/Su Net:	140.31
Final Total:	523200	Val/Su SzAd	236.96

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,151	145.580	167,565
BMT	Basement	1,057	56.780	60,013
FFL	First Floor	1,057	145.580	153,880
UAT	Upper Attic	264	58.230	15,388
WDK	Deck	200	10.940	2,189

Net Sketched Area:	3,729			Total:	399,035
Size Ad	2208	Gross Area	4522	FinArea	2472

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	25	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 150.0-0002-0004.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	8x10	A	AV	2004	16.00	T	12	101			1,100			1,100

More:	N	Total Yard Items:	1,100	Total Special Featues:		Total:	1,100